



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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March 17, 2009

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
IN THE UNINCORPORATED AREAS OF FLORENCE,
LENNOX, AND TORRANCE
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

5024 West 112th Street, Lennox, California 90304
1667 East 83rd Street, Florence, California 90001
1213 East 76th Place, Florence, California 90001
816 West 229th Street, Torrance, California 90502

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code (Building Code) provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 5024 West 112th Street, Lennox, California 90304

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 20, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by March 20, 2009, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished, if substantial progress, extend to April 20, 2009. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. The building is dilapidated and apparently abandoned.
4. Portions of the exterior walls are defective, deteriorating, and inadequate.
5. Doors and windows are broken.
6. The ceiling and roof supports or systems are defective, deteriorating, and inadequate.
7. The electrical service is missing.
8. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are missing.

9. The drain, waste, and vent systems are defective, deteriorating, and inadequate.
10. Overgrown vegetation and weeds constituting an unsightly appearance.
11. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
12. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
13. Miscellaneous articles of personal property scattered about the premises.
14. Trash, junk, and debris scattered about the premises.
15. Garbage cans stored in front or side yards and visible from public streets.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 1667 East 83rd Street, Florence, California 90001

Finding and Order: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by March 20, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.

5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Garbage cans stored in front or side yards and visible from public streets.

ADDRESS: 1213 East 76th Place, Florence, California 90001

Finding and Orders: The Board made a finding that the property is substandard, declared the property a public nuisance and issued the following orders: (a) that by March 20, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that the property be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The building is fire damaged and apparently abandoned.
4. Doors and windows are broken.
5. The ceiling and roof supports or systems are fire damaged.
6. The electrical system is fire damaged.
7. The potable water system is noncomplying.
8. Overgrown vegetation and weeds constituting an unsightly appearance.
9. Attractive nuisances in the form of abandoned or broken household equipment and furniture.

10. Miscellaneous articles of personal property scattered about the premises.
11. Trash, junk, and debris scattered about the premises.
12. Garbage cans, packing crates, and shopping cart(s) stored in front or side yards and visible from public streets.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

***The following option was given to the owner**

If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner.

ADDRESS: 816 West 229th Street, Torrance, California 90502

Finding and Orders: The Board made a finding that the property is substandard, declared the property a public nuisance and issued the following orders: (a) that by March 20, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, if substantial progress, extend to April 20, 2009, if further substantial progress, extend to May 19, 2009, and maintained cleared thereafter and (b) that by March 20, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed, if substantial progress, extend to April 20, 2009, if further substantial progress, extend to May 19, 2009, and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.

3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,



GAIL FARBER
Director of Public Works

GF:RP:pc

c: Chief Executive Office (Lari Sheehan)
County Counsel